

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat #02028 - Stone Ridge Estates 1<sup>st</sup> Addition      **DATE:** October 20, 2002

**SCHEDULED PLANNING COMMISSION MEETING:** October 30, 2002

**PROPOSAL:** A final plat consisting of 96 lots and 1 outlot.

**LAND AREA:** 90.35 acres more or less.

**CONCLUSION:** Final plat is in conformance with the Stone Ridge Estates preliminary plat.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION**

**LEGAL DESCRIPTION:** See attached legal description.

**LOCATION:** Northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road.

### **APPLICANTS/**

<b><u>OWNERS:</u></b>	Thomas White and John Brager Ridge Development Company 5900 South 58th Street, Suite C Lincoln, Ne 68516    (402) 421-1627	Gerald Schleich Southview, Inc. PO Box 22206 Lincoln, NE 68542
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**CONTACT:** Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508    (402) 474-6311

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Agriculture

### **SURROUNDING LAND USE AND ZONING:**

North:	Agriculture	R-3 (part of Stone Ridge Estates Preliminary Plat)
South:	Residential (under construction)	R-3 (part of Stone Ridge Estates Preliminary Plat)
East:	Agriculture	AG, R-3 (Stone Ridge Apartments)
West:	Residential	R-3, AG

**HISTORY: CZ#3369** - Approved August 26, 2002, changed the zoning from AG to R-4 to allow SP#1978.

**SP#1978** - Approved August 26, 2002, allows Stone Ridge Apartments CUP for 120 multi-family units and a clubhouse between Stone Ridge Estates and the northwest corner of South 27<sup>th</sup> Street and Yankee Hill Road.

**FP#01037 Stone Ridge Addition** - Approved March 30, 2002, a final plat for 73 lots.

**CZ#3330** - Approved January 23, 2002, changed the zoning from AG to R-3 for Stone Ridge Estates.

**SP#1946** - Approved January 23, 2002, allows a community unit plan (CUP) for ten, single-family attached units in Stone Ridge Estates.

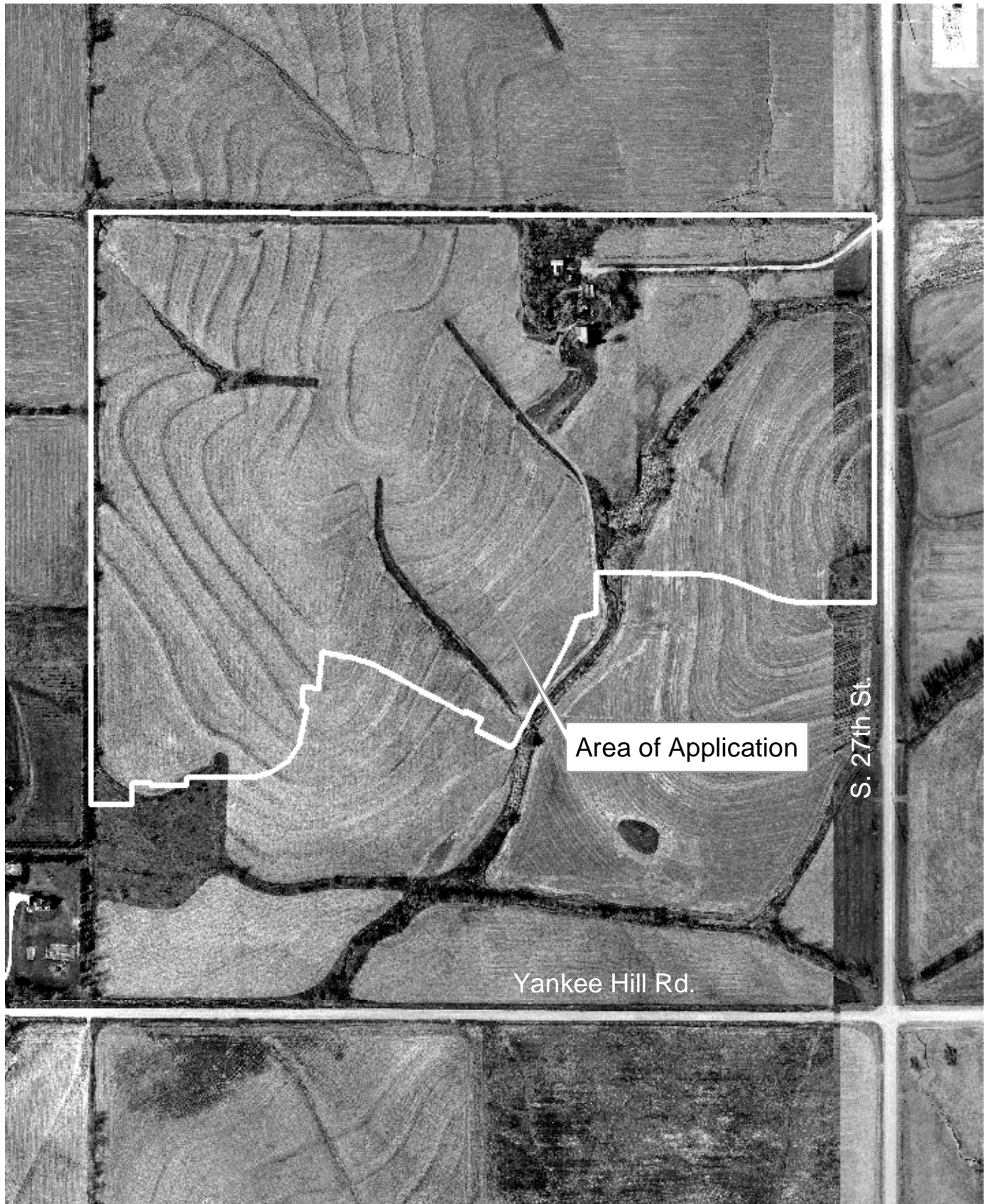
**PP#01010 Stone Ridge Estates** - Approved November 28, 2001, allowing 352 residential lots.

### **ANALYSIS**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An agreement for escrow of security fund has been submitted for the completion of sidewalks, street trees, street name signs and for setting permanent monuments.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

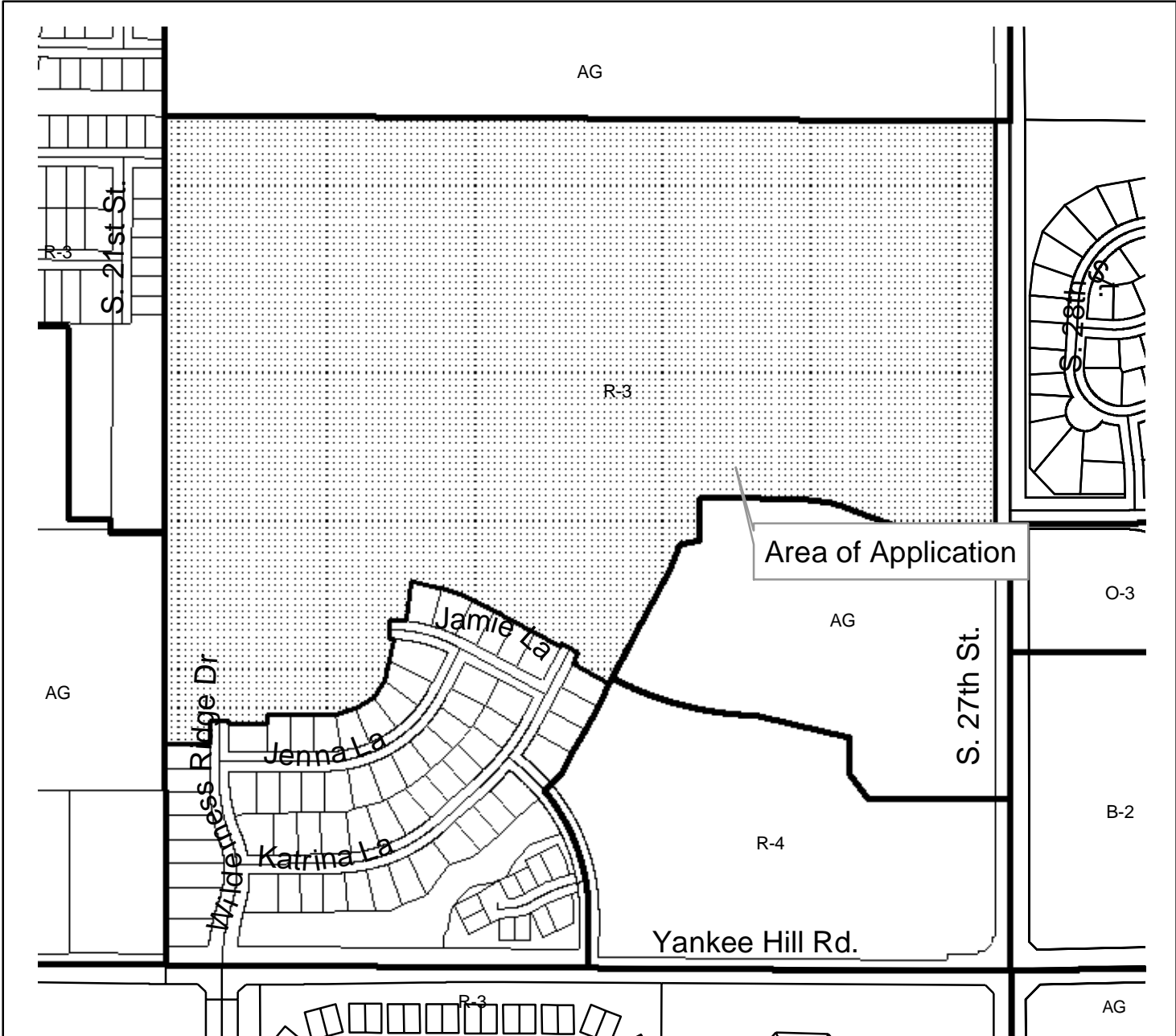
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Brian Will  
Planner



**Final Plat #02028**  
**Stone Ridge Estates 1st Add**  
**27th & Yankee Hill Road**



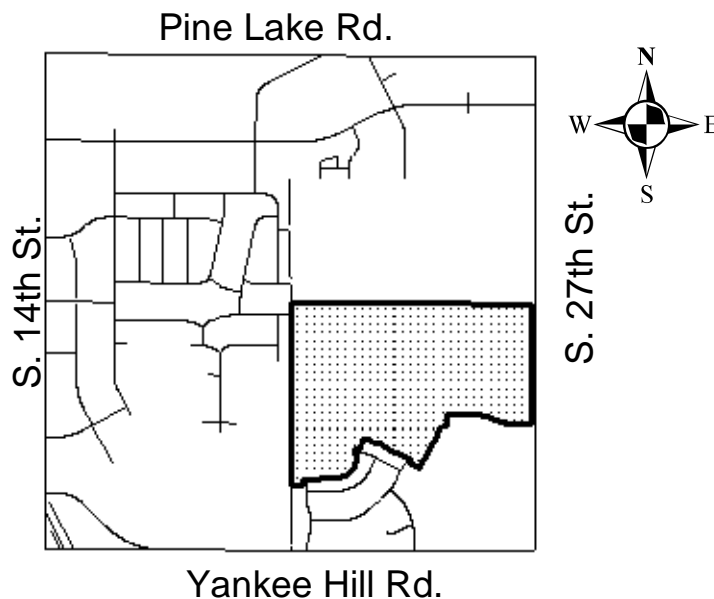
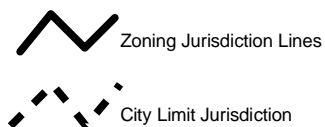


# **Final Plat #02028** **Stone Ridge Estates 1st Add** **27th & Yankee Hill Road**

**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 24 T9N R6



# STONE RIDGE ESTATES 1ST ADDITION

FINAL PLAT

(THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

## INDEX OF SHEETS

SHEET 1: COVER SHEET

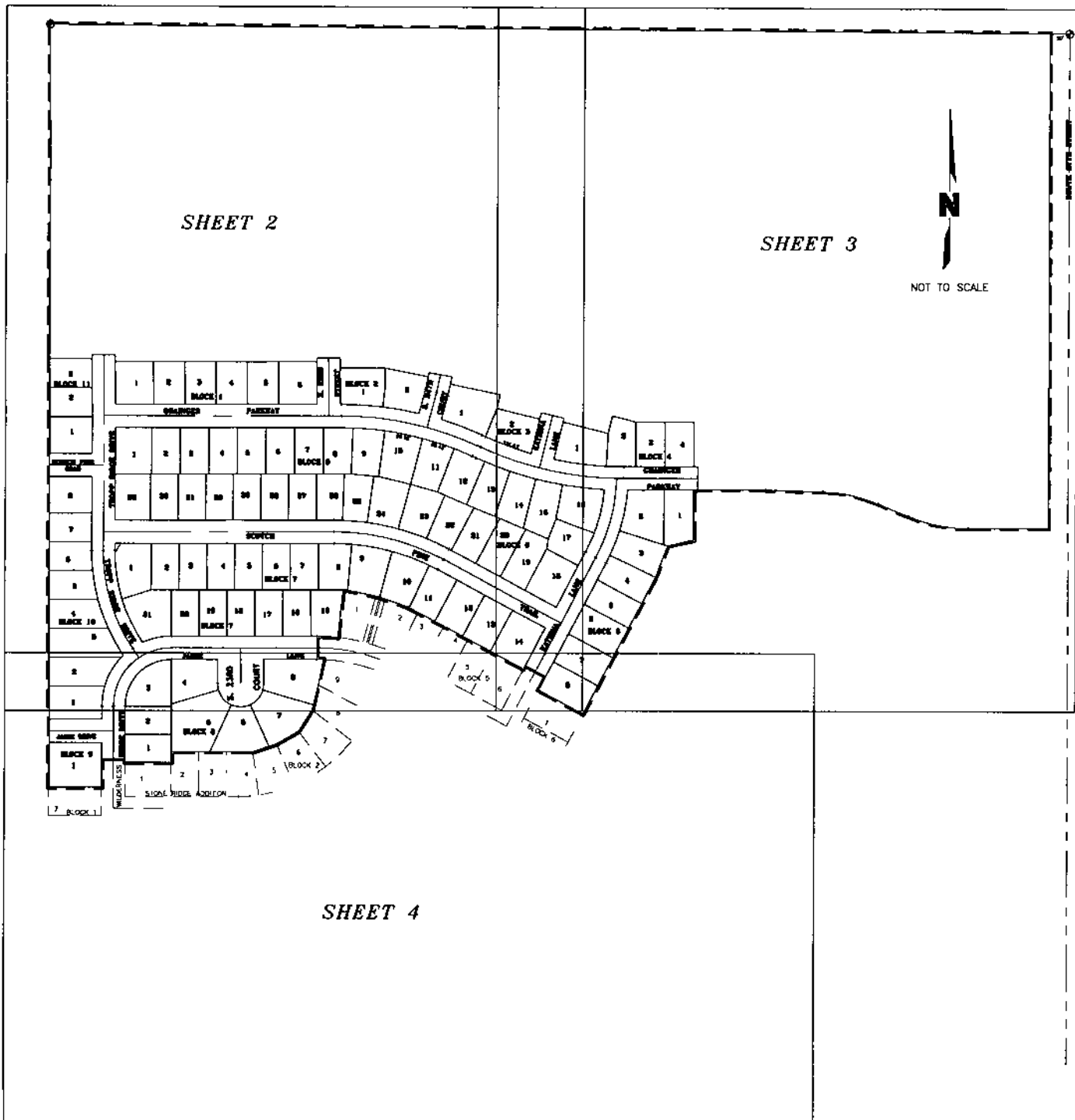
SHEET 2: PLAT

SHEET 3: PLAT

SHEET 4: PLAT, CURVE DATA, LOT AREA TABLE

SHEET 5: SURVEYOR'S CERTIFICATE

SHEET 6: LIEN HOLDER'S CONSENT, PLANNING  
COMMISSION APPROVAL, DEDICATION  
AND NOTARY



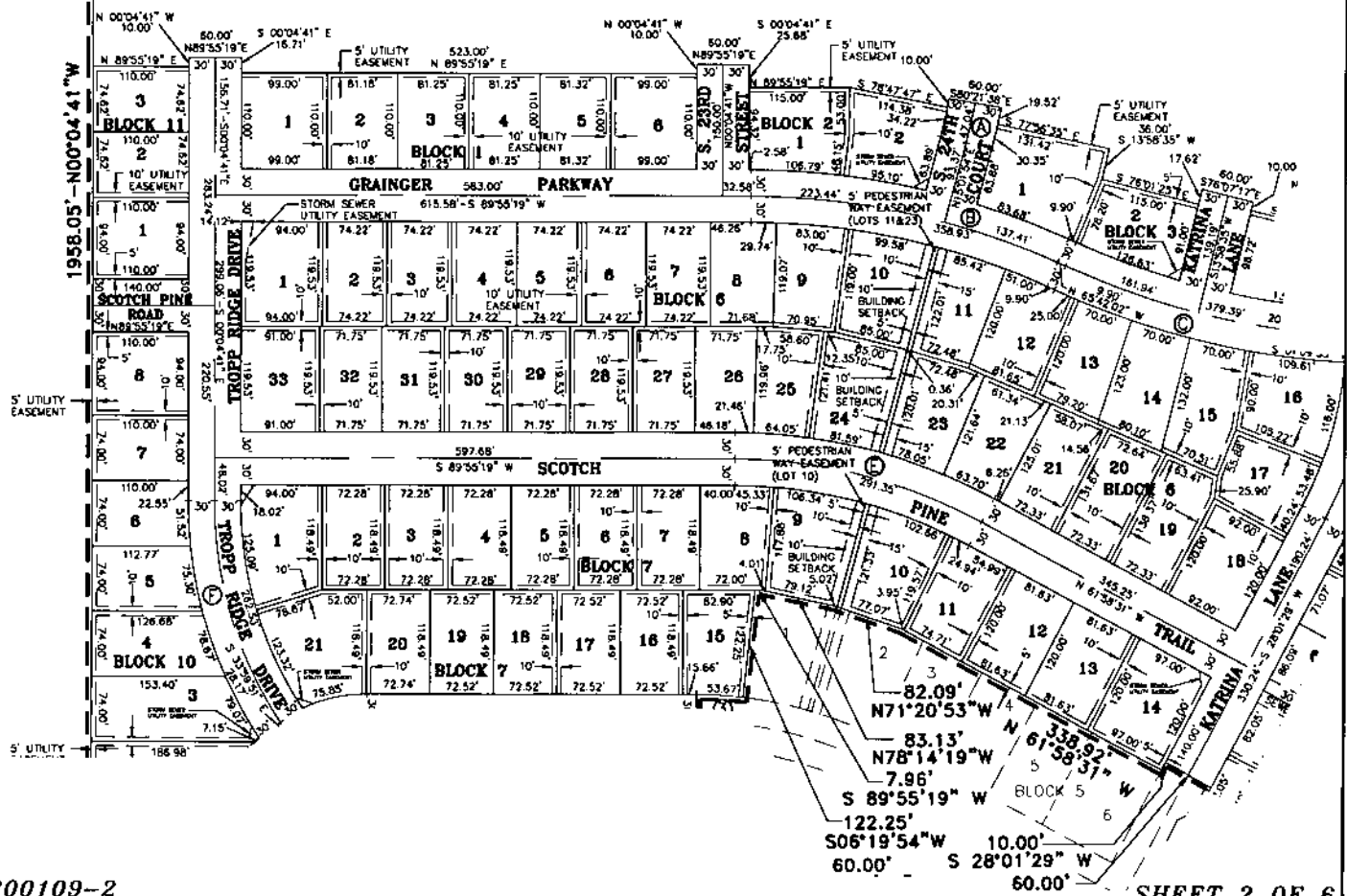
**FINAL PLAT**  
**(THIS PLAT IS BASED UPON PRELIMINARY PLAT**  
**NO. 01010 FOR STONE RIDGE ESTATES ADDITION)**

(THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

2583.11

BLANKET UTILITY EASEMENT  
THIS AREA IS RESERVED FOR FUTURE  
DEVELOPMENT AFTER FINAL PLATTING IN  
ACCORDANCE WITH THE APPROVED  
PRELIMINARY PLAT ON FILE WITH THE  
CITY OF LINCOLN.

SCALE: 1"=100'



## 1ST ADDITION

## FINAL PLAT

(THIS PLAT IS BASED UPON PRELIMINARY PLAT NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

**2583.11'-S 89°40'57" E**

NE CORNER SE 1/4  
SEC. 24-T9N-R5E

**P.O.B.**

13315 SOUTH HILL STREET

S      60.20.00      M

SCALE: 1"=100'

OUTLOT "A"

BLANKET UTILITY EASEMENT  
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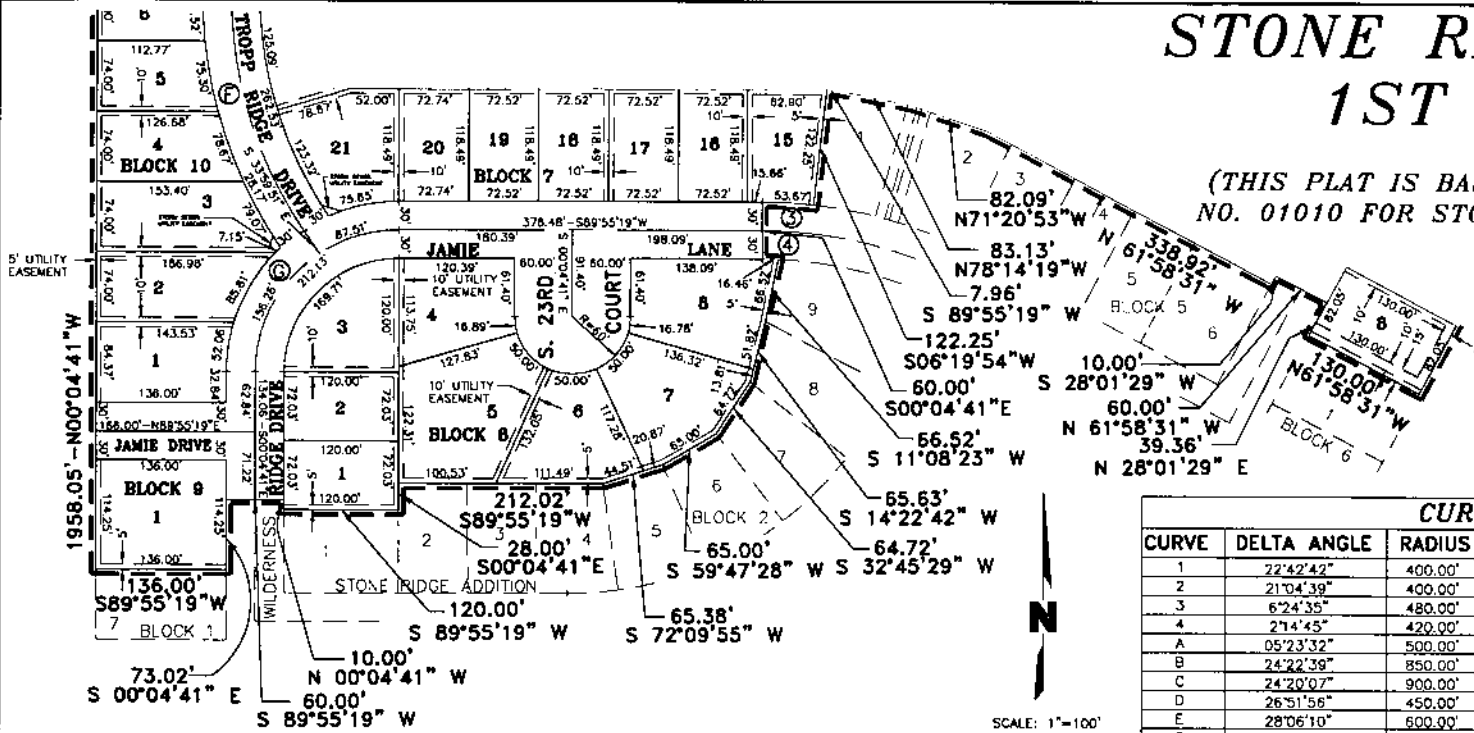
**200109-3**

**SHEET 3 OF 6**

# STONE RIDGE ESTATES 1ST ADDITION

FINAL PLAT

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NO. 01010 FOR STONE RIDGE ESTATES ADDITION)



CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	22°42'42"	400.00'	80.33'	158.56'	157.52'	N78°40'48"W
2	21°04'39"	400.00'	74.42'	147.15'	146.32'	N77°51'47"W
3	6°24'35"	480.00'	26.88'	53.70'	53.67'	N86°52'24"W
4	21°44'55"	420.00'	8.23'	16.46'	16.46'	S88°57'29"E
A	05°23'32"	500.00'	23.55'	47.06'	47.04'	S12°20'08"W
B	24°22'39"	850.00'	183.60'	361.65'	358.93'	S77°53'22"E
C	24°20'07"	900.00'	194.05'	382.26'	379.39'	S77°52'05"E
D	26°51'56"	450.00'	107.48'	211.00'	209.07'	S14°35'31"W
E	28°06'10"	600.00'	150.17'	294.29'	291.35'	N76°01'36"W
F	33°55'10"	450.00'	137.23'	266.40'	262.53'	S17°02'16"E
G	90°00'00"	150.00'	150.00'	235.62'	212.13'	S44°55'19"W

LOT AREA TABLE

BLOCK 1			BLOCK 6			BLOCK 7			BLOCK 9		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	10,890.00 S.F.	0.25 A.C.	LOT 1	11,235.52 S.F.	0.25 A.C.	LOT 1	11,685.00 S.F.	0.26 A.C.	LOT 1	15,537.38 S.F.	0.35 A.C.
LOT 2	8,929.59 S.F.	0.20 A.C.	LOT 2	8,871.28 S.F.	0.20 A.C.	LOT 2	8,564.39 S.F.	0.19 A.C.			
LOT 3	8,937.50 S.F.	0.20 A.C.	LOT 3	8,871.28 S.F.	0.20 A.C.	LOT 3	8,564.39 S.F.	0.19 A.C.	BLOCK 10		
LOT 4	8,937.50 S.F.	0.20 A.C.	LOT 4	8,871.28 S.F.	0.20 A.C.	LOT 4	8,564.39 S.F.	0.19 A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 5	8,945.40 S.F.	0.20 A.C.	LOT 5	8,871.28 S.F.	0.20 A.C.	LOT 5	8,564.39 S.F.	0.19 A.C.	LOT 1	11,600.19 S.F.	0.26 A.C.
LOT 6	10,890.00 S.F.	0.25 A.C.	LOT 6	8,871.28 S.F.	0.20 A.C.	LOT 6	8,564.39 S.F.	0.19 A.C.	LOT 2	11,930.19 S.F.	0.27 A.C.
BLOCK 2			LOT 7	8,871.28 S.F.	0.20 A.C.	LOT 7	8,564.39 S.F.	0.19 A.C.	LOT 3	12,780.41 S.F.	0.29 A.C.
LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT 8	8,821.51 S.F.	0.20 A.C.	LOT 8	8,564.39 S.F.	0.19 A.C.	LOT 4	10,278.27 S.F.	0.23 A.C.
LOT 1	10,924.86 S.F.	0.25 A.C.	LOT 9	9,208.05 S.F.	0.21 A.C.	LOT 9	8,537.84 S.F.	0.21 A.C.	LOT 5	8,785.30 S.F.	0.20 A.C.
LOT 2	10,180.59 S.F.	0.23 A.C.	LOT 10	11,245.72 S.F.	0.25 A.C.	LOT 10	11,341.79 S.F.	0.26 A.C.	LOT 6	8,140.00 S.F.	0.18 A.C.
BLOCK 3			LOT 11	9,575.87 S.F.	0.21 A.C.	LOT 11	11,293.56 S.F.	0.25 A.C.	LOT 7	8,140.00 S.F.	0.18 A.C.
LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT 12	10,077.64 S.F.	0.23 A.C.	LOT 12	9,275.56 S.F.	0.21 A.C.	LOT 8	10,340.00 S.F.	0.23 A.C.
LOT 1	13,141.19 S.F.	0.30 A.C.	LOT 13	9,023.31 S.F.	0.20 A.C.	LOT 13	9,795.52 S.F.	0.22 A.C.	BLOCK 11		
LOT 2	10,375.92 S.F.	0.23 A.C.	LOT 14	9,498.52 S.F.	0.21 A.C.	LOT 14	9,795.52 S.F.	0.22 A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.
BLOCK 4			LOT 15	10,149.93 S.F.	0.23 A.C.	LOT 15	11,639.27 S.F.	0.26 A.C.	LOT 1	10,340.00 S.F.	0.23 A.C.
LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT 16	11,165.56 S.F.	0.25 A.C.	LOT 16	9,087.55 S.F.	0.20 A.C.	LOT 2	8,208.49 S.F.	0.18 A.C.
LOT 1	11,982.92 S.F.	0.27 A.C.	LOT 17	8,846.84 S.F.	0.20 A.C.	LOT 17	8,592.81 S.F.	0.19 A.C.	LOT 3	8,208.49 S.F.	0.18 A.C.
LOT 2	8,806.20 S.F.	0.20 A.C.	LOT 18	11,040.00 S.F.	0.25 A.C.	LOT 18	8,592.81 S.F.	0.19 A.C.	OUTLOT		
LOT 3	8,625.42 S.F.	0.19 A.C.	LOT 19	10,135.32 S.F.	0.23 A.C.	LOT 19	8,592.81 S.F.	0.19 A.C.	OUTLOT	AREA IN S.F.	AREA IN A.C.
BLOCK 5			LOT 20	9,766.08 S.F.	0.22 A.C.	LOT 20	8,619.16 S.F.	0.19 A.C.	LOT A	3,935,775.68 S.F.	90.35 A.C.
LOT NUMBER	AREA IN S.F.	AREA IN A.C.	LOT 21	9,282.52 S.F.	0.21 A.C.	LOT 21	12,869.12 S.F.	0.29 A.C.			
LOT 1	10,485.26 S.F.	0.24 A.C.	LOT 22	9,335.45 S.F.	0.21 A.C.	BLOCK 8					
LOT 2	12,877.92 S.F.	0.29 A.C.	LOT 23	10,341.29 S.F.	0.23 A.C.	LOT NUMBER	AREA IN S.F.	AREA IN A.C.			
LOT 3	9,986.45 S.F.	0.22 A.C.	LOT 24	10,774.80 S.F.	0.24 A.C.	LOT 1	8,643.89 S.F.	0.19 A.C.			
LOT 4	9,491.12 S.F.	0.21 A.C.	LOT 25	8,489.07 S.F.	0.19 A.C.	LOT 2	8,643.89 S.F.	0.19 A.C.			
LOT 5	9,239.07 S.F.	0.21 A.C.	LOT 26	8,334.72 S.F.	0.19 A.C.	LOT 3	11,309.73 S.F.	0.25 A.C.			
LOT 6	11,191.65 S.F.	0.25 A.C.	LOT 27	8,871.28 S.F.	0.20 A.C.	LOT 4	11,604.72 S.F.	0.26 A.C.			
LOT 7	10,686.43 S.F.	0.24 A.C.	LOT 28	8,871.28 S.F.	0.20 A.C.	LOT 5	18,264.92 S.F.	0.41 A.C.			
LOT 8	10,686.50 S.F.	0.24 A.C.	LOT 29	8,871.28 S.F.	0.20 A.C.	LOT 6	12,105.96 S.F.	0.27 A.C.			
			LOT 30	8,871.28 S.F.	0.20 A.C.	LOT 7	13,748.31 S.F.	0.31 A.C.			
			LOT 31	8,871.28 S.F.	0.20 A.C.	LOT 8	14,120.05 S.F.	0.32 A.C.			
			LOT 32	8,871.28 S.F.	0.20 A.C.						
			LOT 33	10,876.94 S.F.	0.24 A.C.						

# STONE RIDGE ESTATES 1ST ADDITION

## FINAL PLAT

(THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS STONE RIDGE ESTATES 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "C", OF STONE RIDGE ESTATES ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER, OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT "C", SAID POINT BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET, SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,276.86 FEET TO A SOUTHEAST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 207.04 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVE A RADIUS OF 400.00 FEET, ARC LENGTH OF 158.56 FEET, DELTA ANGLE OF 22 DEGREES 42 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 40 MINUTES 48 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 157.52 FEET TO A POINT OF TANGENCY, THENCE NORTH 67 DEGREES 19 MINUTES 27 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 84.84 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 147.15 FEET, DELTA ANGLE OF 21 DEGREES 04 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 51 MINUTES 47 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", AND A CHORD LENGTH OF 146.32 FEET TO A POINT OF TANGENCY, THENCE NORTH 88 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 148.41 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 185.01 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, ALONG A EAST LINE OF SAID OUTLOT "C", A DISTANCE OF 130.00 FEET TO A POINT, THENCE SOUTH 77 DEGREES 26 MINUTES 11 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 67.92 FEET TO A POINT, THENCE SOUTH 20 DEGREES 57 MINUTES 33 SECONDS WEST, ALONG A EASTERLY LINE OF SAID OUTLOT "C", A DISTANCE OF 86.51 FEET TO A POINT, THENCE SOUTH 28 DEGREES 01 MINUTES 29 SECONDS WEST, ALONG A EASTERLY LINE OF SAID OUTLOT "C", A DISTANCE OF 397.16 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF STONE RIDGE ESTATES ADDITION, THENCE NORTH 61 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, BLOCK 6 OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 130.00 FEET TO A POINT, THENCE NORTH 28 DEGREES 01 MINUTES 29 SECONDS EAST, ALONG A WESTERLY LINE OF SAID OUTLOT "C", A DISTANCE OF 39.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF STONE RIDGE ESTATE ADDITION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF KATRINA LANE, THENCE NORTH 61 DEGREES 58 MINUTES 31 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID KATRINA LANE, THENCE SOUTH 29 DEGREES 01 MINUTES 29 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "C", A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, THENCE NORTH 61 DEGREES 58 MINUTES 31 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING A NORTH LINE OF SAID LOT 6 AND LOTS 5 THROUGH 2, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 338.92 FEET TO A POINT, THENCE NORTH 71 DEGREES 20 MINUTES 53 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING A NORTH LINE OF SAID LOT 2, AND LOT 1, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 82.09 FEET TO A POINT, THENCE NORTH 78 DEGREES 14 MINUTES 19 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 83.13 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING A NORTH LINE OF SAID LOT 1, BLOCK 5, STONE RIDGE ESTATES ADDITION, A DISTANCE OF 7.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 06 DEGREES 19 MINUTES 54 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 122.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5, OF STONE RIDGE ESTATES ADDITION, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 480.00 FEET, ARC LENGTH OF 53.70 FEET, DELTA ANGLE OF 06 DEGREES 24 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF JAMIE LANE, AND A CHORD LENGTH OF 53.67 FEET TO A POINT, THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "C", A DISTANCE OF 60.00 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 420.00 FEET, ARC LENGTH OF 16.46 FEET, DELTA ANGLE OF 02 DEGREES 14 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID JAMIE LANE, AND A CHORD LENGTH OF 16.46 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 11 DEGREES 08 MINUTES 23 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 9, BLOCK 2, STONE RIDGE ESTATES ADDITION, A DISTANCE OF 66.52 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 14 DEGREES 22 MINUTES 42 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 8, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 65.63 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 32 DEGREES 45 MINUTES 29 SECONDS WEST ALONG A THE SOUTHEAST

LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 7, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 64.72 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 59 DEGREES 47 MINUTES 28 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 6, BLOCK 2, OF STONE RIDGE ESTATE ADDITION, A DISTANCE OF 65.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 72 DEGREES 09 MINUTES 55 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 5, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 65.38 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 4 AND LOTS 3 AND 2, 1, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 212.02 FEET TO THE NORTHWEST OF SAID LOT 2, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 28.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WILDERNESS RIDGE DRIVE, THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF WILDERNESS RIDGE DRIVE, A DISTANCE OF 10.00 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF WILDERNESS RIDGE DRIVE, A DISTANCE OF 73.02 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 1, OF STONE RIDGE ESTATES ADDITION, THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 7, BLOCK 1, OF STONE RIDGE ESTATES ADDITION, A DISTANCE OF 136.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 1, OF STONE RIDGE ESTATES ADDITION, THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 1958.05 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 40 MINUTES 57 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 2583.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 3,935,775.67 SQUARE FEET OR 90.35 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE

MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE 68508

L.S. NUMBER

F:\Projects\20010795\doc\legal parcel 1.wpd



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_

ATTEST:

CHAIR

# STONE RIDGE ESTATES 1ST ADDITION

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS STONE RIDGE ESTATES 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2000-20017, 2001-50831, 2002-13740, 2002-50509, 2002-50510 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, STREET, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PINNACLE BANK  
TRUSTEE AND BENEFICIARY

BY: \_\_\_\_\_  
LYNNETTE NELSON  
TITLE: LOAN OFFICER AND ESCROW AGENT

UNION BANK AND TRUST COMPANY  
TRUSTEE

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

THEODORE V. MALONE  
A SINGLE PERSON, BENEFICIARY

## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, PINNACLE BANK, TRUSTEE AND BENEFICIARY ON BEHALF OF SAID (BANK)

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, TITLE: \_\_\_\_\_, UNION BANK AND TRUST COMPANY, TRUSTEE ON BEHALF OF SAID (BANK)

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THEODORE V. MALONE, A SINGLE PERSON, BENEFICIARY, TO ME PERSONALLY KNOWN, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS STONE RIDGE ESTATES 1ST ADDITION A SUBDIVISION COMPOSED OF OUTLOT "C", OF STONE RIDGE ESTATES ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 T9N, R6E, OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THEREON, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET FROM OUTLOT "A" IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
GERALD L. SCHLEICH, PRESIDENT  
SOUTHVIEW INC., A NEBRASKA CORPORATION

\_\_\_\_\_  
JOHN C. BRAGER, PRESIDENT OF  
CONSTRUCTION DIVISION,  
RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

\_\_\_\_\_  
THOMAS E. WHITE, PRESIDENT OF  
DEVELOPMENT DIVISION,  
RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

## FINAL PLAT

(THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 01010 FOR STONE RIDGE ESTATES ADDITION)

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD L. SCHLEICH WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF SOUTHVIEW INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. BRAGER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC